



TOWN OF WESTBOROUGH MASSACHUSETTS

BOARD OF APPEALS

Town Hall, West Main Street
Westborough, MA 01581

To: Deborah Ledoux, Town Clerk
From: Ryan Blight
Date: 12/12/2023
Re: Board of Appeals – **Agenda for January 8, 2024**

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2023 DEC 18 AM 7:51
TOWN OF WESTBOROUGH

The Board of Appeals will hold public hearings on *Monday, January 8, 2024 at 7:30 p.m. in the Great Hall, Forbes Building, 45 West Main Street, Westborough, MA.*

The agenda for the meeting is as follows:

7:30 p.m. Public Hearing: 18 and 30 Lyman Street – Colangelo Massachusetts Real Estate, LLC
7:30 p.m. Public Hearing: 3 Flanders Rd – James Lenihan
7:30 p.m. Public Hearing: 80 Lyman St – James Gobes

The Board may discuss other old/new business or items not reasonably anticipated by the Chairman 48 hours in advance of the meeting.

Please note that times are approximate.



BOARD OF APPEALS

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Town Hall, 34 West Main Street
Westborough, MA 01581

LEGAL NOTICE
BOARD OF APPEALS
WESTBOROUGH, MASSACHUSETTS

James Gobes, 80 Lyman Street, Westborough, MA has applied for a Variance (G.L. Chapter 40A, Section 10). The Petitioner seeks a modification to a previous Variance under the Westborough Zoning Bylaws, Section 2.3 B, to replace a cape-style roof with a shed dormer and add a front door bumpout and porch, and/or any other relief deemed necessary to allow the petition. The property is located in a residential zone. The subject property is owned by James Gobes, and is located at 80 Lyman Street and is identified as Map 34, Parcel 122C on the Assessors' Maps of the Town of Westborough.

The application is available for review on the Town of Westborough, Zoning Board of Appeals webpage: <https://www.town.westborough.ma.us/board-appeals> or a paper copy may be requested through the Town Clerk's Office, 34 West Main Street, Westborough, MA 01581.

The public hearing will be held on January 8, 2024 at 7:30 p.m. in the Great Hall, Forbes Municipal Building, 45 West Main Street, Westborough, MA at which time you, your agent or attorney may attend to present any support or objection to the above petition.

Ryan Blight, Clerk

Appears December 21 and December 28, 2023



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LEGAL NOTICE BOARD OF APPEALS WESTBOROUGH, MASSACHUSETTS

Colangelo Massachusetts Real Estate, LLC, 24 Lyman Street, Westborough, MA has applied for a Special Permit (G.L. Chapter 40A, Section 9). The Petitioner seeks a Special Permit under the Westborough Zoning Bylaws, Section 5.2(A)(2), to demolish a portion of the existing structure and reconstruct it with a similar footprint. Existing property is on a non-conforming lot with less than the required open space. The subject properties are owned by Colangelo Massachusetts Real Estate, LLC, and are located at 18 and 30 Lyman Street, and are identified as Map 28, Parcels 27 and 227 on the Assessors' Maps of the Town of Westborough.

The application is available for review on the Town of Westborough, Zoning Board of Appeals webpage: <https://www.town.westborough.ma.us/board-appeals> or a paper copy may be requested through the Town Clerk's Office, 34 West Main Street, Westborough, MA 01581.

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LEGAL NOTICE
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WESTBOROUGH, MASSACHUSETTS

James Lenihan, 3 Flanders Road, Westborough, MA has applied for a Special Permit (G.L. Chapter 40A, Section 9). The Petitioner seeks a Special Permit under the Westborough Zoning Bylaws, Section 5.2, to construct additions to the existing house, exceeding 1,000 square feet over the existing gross floor area, and/or any other relief deemed necessary to allow the petition. Existing property is on a non-conforming lot with less than the required lot area. The subject property is owned by Adam and Kathleen Riendeau and is located at 3 Flanders Road, and is identified as Map 28, Parcel 147 on the Assessors' Maps of the Town of Westborough.

The application is available for review on the Town of Westborough, Zoning Board of Appeals webpage: <https://www.town.westborough.ma.us/board-appeals> or a paper copy may be requested through the Town Clerk's Office, 34 West Main Street, Westborough, MA 01581.

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